025.0	0002	0026.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,004,000	/	1,004,000
USE VALUE:	1,004,000	/	1,004,000
ASSESSED:	1,004,000	/	1,004,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICECCA DEBORAH A/ TRUSTEE
Owner 2:	DICECCA FAMILY TRUST
Owner 3:	
Street 1:	37 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2753 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	542,400	5,600	456,000	1,004,000
Total Card	0.115	542,400	5,600	456,000	1,004,000
Total Parcel	0.115	542,400	5,600	456,000	1,004,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.66 | /Parcel: 364.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	16477
GIS Ref	
GIS Ref	
Insp Date	07/06/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 025.0-0002-0026.0

!2033!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	542,500	5600	5,000.	456,000	1,004,100	1,004,100	Year End Roll	12/18/2019
2019	104	FV	403,500	5600	5,000.	484,500	893,600	893,600	Year End Roll	1/3/2019
2018	104	FV	403,500	5600	5,000.	353,400	762,500	762,500	Year End Roll	12/20/2017
2017	104	FV	377,900	5600	5,000.	307,800	691,300	691,300	Year End Roll	1/3/2017
2016	104	FV	377,900	5600	5,000.	262,200	645,700	645,700	Year End	1/4/2016
2015	104	FV	335,900	5700	5,000.	256,500	598,100	598,100	Year End Roll	12/11/2014
2014	104	FV	335,900	5700	5,000.	210,900	552,500	552,500	Year End Roll	12/16/2013
2013	104	FV	349,800	5700	5,000.	200,600	556,100	556,100		12/13/2012

PRINT

Date	Time
12/10/20	17:32:53

LAST REV

Date	Time
12/08/20	15:26:01
jorourke	

USER DEFINED

Prior Id # 1:	16477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2033

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DICECCA COSMO	35390-192		5/3/2002	Family		No	No		Cosmo A Dicecca dod 1/17/2020. Trust amendmen

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2010	2118	Redo Bat	12,080					2ND FLR BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/12/2011	Info Fm Prmt	BR	B Rossignol
1/20/2009	Meas/Inspect	189	PATRIOT
12/1/1999	Inspected	264	PATRIOT
10/11/1999	Measured	264	PATRIOT
8/10/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07979941
Const Adj.:	0.98990101
Adj $ / SQ:	181.712
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666378
Depreciation:	123946
Depreciated Total:	542432

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

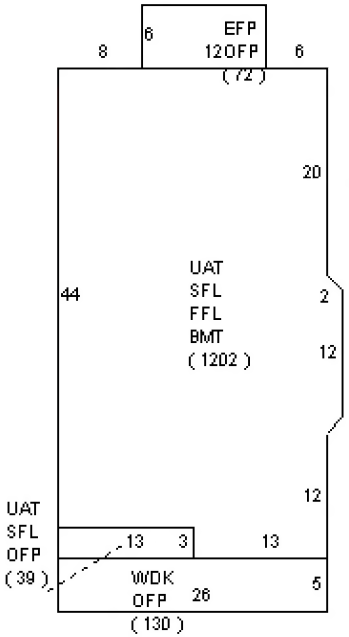
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.71
Special Features:	0	Val/Su Net:	123.33
Final Total:	542400	Val/Su SzAd	222.02

SKETCH



Sum Area By Label :
UAT = 1241
SFL = 1241
FFL = 1202
BMT = 1202
OFP = 241
EFP = 72
WDK = 130

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,241	181.710	225,505
BMT	Basement	1,202	54.510	65,525
FFL	First Floor	1,202	181.710	218,418
UAT	Upper Attic	310	127.200	39,463
OFP	Open Porch	241	23.110	5,570
WDK	Deck	130	13.550	1,762
EFP	Enclos Porch	72	64.380	4,635

Net Sketched Area:	4,398			Total:	560,878
Size Ad	2443	Gross Are	5329	FinArea	2753

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1913	21.58	T	40	104			4,900			4,900
7	Pool A-C	D	Y	1	15	A	AV	1995	58.33	T	19.2	104			700			700

More:	N	Total Yard Items:	5,600	Total Special Featues:	Total: 5,600